

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 10			
% of Funds Committed	87.36 %	93.69 %	10	92.07 %	21	18	
% of Funds Disbursed	78.36 %	84.36 %	9	84.14 %	23	20	
Leveraging Ratio for Rental Activities	1.78	3.65	8	4.79	30	25	
% of Completed Rental Disbursements to All Rental Commitments***	87.82 %	83.19 %	8	81.45 %	28	34	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.26 %	59.96 %	8	69.74 %	27	27	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.92 %	66.96 %	5	80.97 %	30	29	
% of 0-30% AMI Renters to All Renters***	25.64 %	31.52 %	6	45.50 %	20	17	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.87 %	91.27 %	6	95.55 %	27	26	
Overall Ranking:			In State:	6 / 10	Nationally:	23 19	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$50,286	\$13,991		\$26,831	78 Units	44.10 %	
Homebuyer Unit	\$79,429	\$17,160		\$15,029	59 Units	33.30 %	
Homeowner-Rehab Unit	\$24,162	\$28,271		\$20,806	40 Units	22.60 %	
TBRA Unit	\$0	\$1,617		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$78,461	\$103,763	\$24,952
State:*	\$54,451	\$67,657	\$29,268
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	0.0	2.5	0.0	Single/Non-Elderly:	36.5	27.1	35.0	0.0
Black/African American:	100.0	100.0	97.5	0.0	Elderly:	2.7	3.4	25.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	52.7	57.6	27.5	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	5.4	8.5	7.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.7	3.4	5.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	37.8	27.1	30.0	0.0	Section 8:	8.1	0.0 [#]		
2 Persons:	23.0	33.9	25.0	0.0	HOME TBRA:	0.0			
3 Persons:	21.6	16.9	25.0	0.0	Other:	31.1			
4 Persons:	12.2	11.9	10.0	0.0	No Assistance:	60.8			
5 Persons:	5.4	5.1	5.0	0.0					
6 Persons:	0.0	5.1	2.5	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	2.5	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			12	

* The State average includes all local and the State PJs within that state

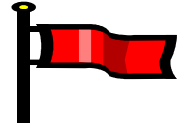
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany State: GA Group Rank: 23
 (Percentile)
 State Rank: 6 / 10 PJs Overall Rank: 19
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	87.82	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	59.26	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.92	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	94.87	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	4.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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